



R05-14-A-004

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[www.dccwf.org](http://www.dccwf.org)MEMBER  
COMMUNITIES  
  
Allen Park  
  
Dearborn  
  
Gibraltar  
  
Grosse Ile Township  
  
Melvindale  
  
Monroe  
  
Port of Monroe  
  
River Rouge  
  
Riverview  
  
Romulus  
  
Taylor  
  
Tecumseh  
  
Trenton  
  
Washtenaw County  
  
WyandotteEnvironmental Management Support, Inc.  
ATTN: Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

January 21, 2014

**Subject: FY2014 Brownfield Assessment Grant Application**  
Downriver Community Conference Brownfields Coalition  
Southgate, Michigan 48195

Dear Mr. West:

The Downriver Community Conference (DCC) and the cities of Allen Park, Dearborn, Ecorse, Gibraltar, Grosse Ile Township, Melvindale, Monroe, Riverview, River Rouge, Romulus, Southgate, Taylor, Tecumseh, Woodhaven, and Wyandotte, the Port of Monroe, and Washtenaw County, Michigan have formed a coalition (the DCC Brownfields Coalition [DCCBC]) to apply for a \$600,000 US Environmental Protection Agency (EPA) Coalition Assessment Grant. The DCC will serve as the grant recipient.

The economic downturn experienced by most of the United States in recent years hit early and hard in the Downriver area. The Downriver region has been the home to heavy industry, dominated by the American automobile industry, for nearly a century. According to the *Troitt News*, Michigan's "Big 3" (General Motors, Ford and Chrysler) held 71.6% of the American automobile market in 1990. Countless automotive suppliers have gone bankrupt and ceased local operations. According to the *Michigan Department of Technology, Management, and Budget WARN Notices*, approximately 25 plants have closed in the Coalition communities since 2008 resulting in over 5,000 layoffs. These numbers are staggering and further exemplify the economic strain on the Downriver area. The *US Department of Labor* reported that in October 2013, the unemployment rate in Michigan (9.0%) was one of the highest in the nation. Wayne County's 2013 unemployment rate, where most of the Coalition communities are located, was even higher (10.1%).

The Coalition now has a legacy of disadvantaged and contaminated areas, often in close proximity to old industrial sites and automobile plants. Over 700 brownfield sites in Coalition communities are listed in the Michigan Department of Environmental Quality (MDEQ) Part 201 List and leaking underground storage tank (LUST) databases. However, these sites represent only a small portion of the known and potential brownfields in such an old, industrialized area. Each one has the effect of discouraging development and encouraging development of greenfields outside this urban core area.

The DCC has proven to be an effective organization to implement EPA brownfields funding. Since 1997, the DCC has received \$2,600,000 in EPA Assessment grants. The most recent assessment grant was awarded in 2012 and is already 100% expended and/or committed. The success of the DCC assessment grants is impressive; the Coalition has assessed over 250 sites in over 20 communities and completed over 125 Phase I ESAs, 90 Phase II ESAs, 50 BEAs/Due Care Plans, and 110 Hazardous Materials Surveys.

The financial shortfall of the Coalition communities has limited their ability to respond to deterioration in their communities. Because of the old, established nature of the communities, they are fully developed with little available green space. In order to preserve this green space and revitalize the communities, brownfields must be redeveloped. Environmental assessment; effective, aggressive planning and marketing by the communities; and economic incentives to new businesses that redevelop these sites are critical to revitalizing brownfields. Environmental assessments are one of the key first steps. Each municipality recognizes that by pooling expertise and resources they can have more success on a regional basis than by trying to compete individually for the limited Brownfield grant funds.

**Brownfields and Land Revitalization**  
**In partnership with the DCC Brownfield Consortium**

**a. Applicant Identification**

Downriver Community Conference  
15100 Northline Road, Southgate, Michigan 48195

**b. Applicant DUNS Number:**

038783650

**c. Funding Requested**

- i) Grant Type: Assessment
- ii) Federal Funds Requested: \$600,000
- iii) Contamination: \$450,000 Hazardous Substances and \$150,000 Petroleum
- iv) Coalition

**d. Location**

DCC Brownfields Coalition communities, including Allen Park, Dearborn, Ecorse, Gibraltar, Grosse Ile Township, Melvindale, Monroe, Riverview, River Rouge, Romulus, Southgate, Taylor, Tecumseh, Woodhaven, and Wyandotte, the Port of Monroe, and Washtenaw County.

**e. Site-Specific Property Name**

Not applicable, community-wide Coalition.

**f. Contacts**

- i) **Project Director:** Ms. Paula Boase  
Director of Economic Development, Downriver Community Conference  
15100 Northline Road, Southgate, MI 48195  
Phone: (734) 362-3477; Facsimile: (734) 281-6661; [Paula.Boase@dccwf.org](mailto:Paula.Boase@dccwf.org)
- ii) **Chief Executive:** Mr. James Perry  
Executive Director, Downriver Community Conference  
15100 Northline Road  
Southgate, MI 48195  
Phone: (734) 362-3469; Facsimile: (734) 281-6661; [Jim.Perry@dccwf.org](mailto:Jim.Perry@dccwf.org)

**g. Date Submitted**

January 21, 2014

**h. Project Period**

Three years (2014-2017)

**i. Population**

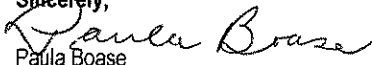
Based on the US Census Bureau (2010 Data), the population of the Coalition is listed below. **Totaling 711,959**

Municipality	Population	Municipality	Population
Allen Park	28,210	River Rouge	7,903
Dearborn	98,153	Romulus	23,989
Ecorse	9,512	Southgate	30,047
Gibraltar	4,656	Taylor	63,131
Grosse Ile Township	10,354	Tecumseh	8,521
Melvindale	10,715	Woodhaven	12,875
Monroe	20,733	Wyandotte	25,883
Riverview	12,486	Washtenaw County	344,791

**j. Other Factors Checklist** Attached

The DCC Brownfields Coalition appreciates your consideration of our application. We look forward to working with your staff to continue our brownfields program.

Sincerely,



Paula Boase  
Director of Economic Development  
Downriver Community Conference



**FY2014 NARRATIVE PROPOSAL FOR EPA BROWNFIELD ASSESSMENT GRANT  
DCC BROWNFIELDS COALITION - SOUTHGATE, MICHIGAN**

**1. Community Need:** Downriver is the unofficial, but commonly used, name for a collection of 17 suburban cities, townships, a port authority, and County, south of Detroit, Michigan along the western shore of the Detroit River. The economic downturn experienced by most of the United States in recent years hit early and hard in the Downriver area. It is widely recognized that the economy in the Downriver area, and in Michigan as a whole, has been stagnant for the last several years and in a sustained recession since 2000. The Downriver region has been the home to heavy industry, dominated by the American automobile industry, for nearly a century. According to the *Detroit News*, Michigan's "Big 3" (General Motors, Ford and Chrysler) held 71.6% of the American automobile market in 1990. By 2010, these companies held just 45% of the market. Not only has this resulted in plant closures for the Big 3, but countless automotive suppliers have gone bankrupt and ceased local operations. According to the *Michigan Department of Technology, Management, and Budget WARN Notices*, approximately 25 plants have closed in the Downriver communities since 2008 resulting in over 5,000 layoffs. These numbers are staggering and further exemplify the economic strain on the Downriver area. Although the Big 3 are in the process of reinventing themselves, the damage has been done to the Downriver area. The Downriver Community Conference (DCC) Brownfield Coalition (Coalition) requires significant funds to continue support of its brownfield redevelopment initiatives to not only address the hundreds of identified brownfield sites in the Downriver area, but to also serve its small communities that do not have the resources to address brownfields on their own.

**1a. Targeted Community and Brownfields**

**1a.i) Targeted Community Description:** The Coalition consists of the cities of Allen Park, Dearborn, Ecorse, Gibraltar, Grosse Ile Township, Melvindale, Monroe, Riverview, River Rouge, Romulus, Southgate, Taylor, Tecumseh, Woodhaven, and Wyandotte, the Port of Monroe, and Washtenaw County, Michigan. The Coalition has been the home to heavy industry, dominated by the American automobile industry, for nearly a century. The decline in industry in the Downriver area has left increased unemployment (up 15% since 2000), a decline in municipal populations (down 27% since 1960), plant closures (at least 6 in the Coalition in 2013 alone, resulting in over 1,000 lost jobs), and a massive tax revenue shortfall for municipal governments. The revenue shortfall has limited the Coalition's ability to respond to deterioration in their communities.

The Coalition recognizes that some communities have greater need than others in terms of economic stability, poverty levels, concentrated areas of blight, public health concerns, environmental degradation, and available staff resources, and do not have the resources to address brownfields on their own (four of the Coalition communities have populations of less than 10,000). These "communities of concern" will receive priority status in the site selection process. The overall goal of the Coalition is to provide funding for projects throughout the communities that will not only create employment opportunities, reduce threats to health, welfare, and the environment, but also stimulate the overall viability and desirability of these neighborhoods.

**1a.ii) Demographic Information:** The US Department of Labor reported that in October 2013, the unemployment rate in Michigan (9.0%) was one of the highest in the nation and is a designated labor surplus area. Wayne County's 2013 unemployment rate, where most of the Coalition communities are located, was even higher (10.1%). As the employers left, the area's population declined by an average of 27% from its peak in the 1960s. Municipal budgets are dropping (by an average of 30%), and communities are in desperate need of funding to support the redevelopment of brownfields that are contributing to the ongoing deterioration of neighborhoods, commercial districts, and local waterways.

Municipality	Population <sup>1</sup>	Unemployment <sup>2</sup>	Poverty Rate <sup>2</sup>	Percent Minority <sup>1</sup>	Median Household Income <sup>2</sup>
Allen Park	28,210	8.1%	8.0%	12.6%	\$56,647
Dearborn	98,153	7.2%	25.7%	13.3%	\$46,972
Ecorse	9,512	13.7%	33.0%	63.5%	\$29,502
Gibraltar	4,656	8.8%	7.5%	7.3%	\$68,706
Grosse Ile Township	10,354	5.2%	4.5%	6.6%	\$84,812
Melvindale	10,715	7.8%	23.3%	33.4%	\$36,327
Monroe	20,733	7.0%	18.0%	13.9%	\$42,738

<sup>1</sup> Data is from US Census Bureau (2010) and is available at [www.census.gov](http://www.census.gov)

<sup>2</sup> Data is from 2008-2012 American Community Survey and is available at [factfinder2.census.gov](http://factfinder2.census.gov)

Municipality	Population <sup>1</sup>	Unemployment <sup>2</sup>	Poverty Rate <sup>2</sup>	Percent Minority <sup>1</sup>	Median Household Income <sup>2</sup>
River Rouge	7,903	13.2%	37.8%	65.2%	\$26,588
Riverview	12,486	6.1%	9.8%	10.0%	\$50,865
Romulus	23,989	9.6%	20.2%	51.0%	\$45,308
Southgate	30,047	6.7%	9.6%	15.5%	\$46,073
Taylor	63,131	11.3%	20.3%	25.3%	\$41,660
Tecumseh	8,521	6.1%	9.4%	4.0%	\$50,014
Woodhaven	12,875	8.7%	9.7%	14.8%	\$60,788
Wyandotte	25,883	8.1%	10.9%	9.0%	\$48,328
Washtenaw County	344,791	5.9%	14.6%	27.9%	\$59,063
<b>State Average</b>	9,883,640	9.0% <sup>3</sup>	16.3%	23.4%	\$48,471
<b>National Average</b>	308,745,538	7.3% <sup>3</sup>	14.9%	26.7%	\$53,046

1a.iii) **Brownfields:** The Coalition has a legacy of disadvantaged and contaminated areas, often in close proximity to old industrial sites and automobile plants. Over **700** brownfield sites in Coalition communities are listed in the Michigan Department of Environmental Quality (MDEQ) Part 201 List and leaking underground storage tank (LUST) databases. However, these sites represent only a small portion of the known and potential brownfields in such an old, industrialized area. The MDEQ Part 201 List is a list of severely impacted sites where corrective actions have not been completed and includes over **200** sites within the Coalition that require additional assessment and/or remediation. In addition, numerous petroleum contaminated brownfield sites are present within the Coalition communities. The MDEQ database of LUST sites identifies **500** known LUST sites within the Coalition that have not obtained closure.

There are many more LUSTs at Coalition brownfield sites that have not yet been "discovered." In addition, there are many other sources of hazardous substances and petroleum contamination, such as vacant automotive manufacturing facilities, former dry cleaners, vacant gas stations, and landfills within in the Coalition communities. These contaminated sites pose a serious obstacle to a clean and healthy environment, vigorous economic conditions, and an improved quality of life. The following brownfield sites, occupying hundreds of acres, have been preliminarily identified as redevelopment targets for assessment activities using Grant funds and represent only a sample of the potential brownfields sites in the Coalition communities:

Project Site	Project Description	Contaminants
16650/17001 Southfield, 7837 Allen, Allen Park	Vacant gas stations currently identified as "open" LUST sites. Potential abandoned USTs. Adjacent to residential subdivisions.	Petroleum
6627 Park & 14733 Champaign, Allen Park;	Vacant former dry cleaners. Formerly generated hazardous wastes. Located adjacent to residential subdivisions.	Chlorinated solvents
16135 and 16145 Philomene, Allen Park	Abandoned industrial/automobile storage facilities. Located adjacent to a residential subdivision.	Petroleum
Fordson Island, Dearborn	Six-acre island, created in 1917 by the dredging/channeling of the Rouge River to the Ford River Rouge Plant. Formerly utilized as a petroleum transfer station and has been used for random illicit solid waste dumping. Restoration of the shoreline, improved public access, and recreation opportunities is planned.	Petroleum, volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), metals
14201 Prospect, 8111 Tireman & 7000 Lonyo, Dearborn	Rundown factories that are no longer compatible with surrounding land use. Former USTs with confirmed releases.	Petroleum, VOCs, PNAs, metals, asbestos
4300 High Street, Ecorse	Unused City property. Former aboveground storage tank use and surrounding industrial development. Adjoining development seeking to acquire site for plant expansions.	Petroleum, VOCs, PNAs, metals
Canal Systems, Gibraltar	Site consists of 5 miles of canal systems. Project deferred due to lack of current Assessment Grant funding.	VOCs, metals, PCBs
Vacant Opera Banquet Hall, Melvindale	City has demolition order due to safety/blight. Located adjacent to residential subdivision.	Asbestos, lead based paint
Former Consolidated Packaging, Monroe	Site consists of ~10 acres formerly used as a paper mill. Site has been vacant since 1980s. Western adjoining development seeking to acquire site for plant expansions.	VOCs, PNAs, metals

<sup>3</sup> Data is from Bureau of Labor Statistics (October 2013) and is available at [www.bls.gov](http://www.bls.gov)

Project Site	Project Description	Contaminants
Former Paper Mill, Monroe	Abandoned paper mill located on the grounds of the War of 1812 and has been converted into a National Battlefield Park. Adjacent former mill sites are planned for assessment to include in the Park or donate to US Fish and Wildlife Service.	PNAs, metals, asbestos, PCBs, dioxin
Former Ford Plant, Monroe	<b>Former 100-acre automotive manufacturing facility.</b> Operations have ceased and solely used for warehousing.	Petroleum
Former Eagle-Picher Site, River Rouge	Vacant industrial/manufacturing property. Northern adjoining development seeking to acquire site for business expansion.	VOCs, PNAs, metals
New City Park, Romulus	Former industrial waste landfill on approximately 200 acres of City-owned property. A portion of the site contains a large amount of wetlands. A passive park is planned.	VOCs, semi-volatile organic compounds (SVOCs), metals
100 E Patterson, Tecumseh	Vacant 800,000 square foot former manufacturing plant. 24 former USTs.	Chlorinated solvents, petroleum, asbestos
26361 Peters, Woodhaven	Vacant former ~46 acre chemical production facility. Located adjacent to a residential subdivision.	VOCs, SVOCs, metals
Former Motor Wheel Site, Ypsilanti	<b>Former automotive manufacturing facility.</b> Site contains fuel tanks, liquid waste pond, and former drum storage area. Located adjacent to residential subdivision.	Petroleum, VOCs, SVOCs, metals

1a.iv) *Cumulative Environmental Issues:* The Coalition communities face greater health and environmental challenges than most communities because of their proximity to industrial pollution. This pollution stems from a wide range of sources including auto plants, coal-fired power plants, steel mills, oil refineries, wastewater treatment plants, congested freeways, and more. These processes release tremendous amounts of air contaminants, which have a direct effect on health, welfare, and the environment.

Coal power is the leading source of electricity in Michigan. Coal-fired power plants produce fine particulate pollution, which may consist of mixtures of soot and heavy metals. Three major coal power plants are located Downriver. As indicated below, low-income and minority populations are disproportionately impacted, due to the tendency of companies to avoid locating power plants upwind of affluent communities.

Coal Power Stations	Census Tract	Poverty Rate <sup>2</sup>	Percent Minority <sup>1</sup>	Median Household Income <sup>2</sup>
Monroe Power Plant	8318	25.2%	43%	\$21,629
River Rouge Power Plant	9856	37.8%	65.2%	\$26,588
Wyandotte Municipal Power Plant	5807	18%	7.4%	\$27,910

The cities of River Rouge and Ecorse have filed suits against local industry due to nuisance dust issues. According to a *U.S. Department of Health and Human Services 2009 Health Consultation*, manganese levels have been identified in these communities' surface soil above the MDEQ Residential Particulate Soil Inhalation Criteria. The main source of this contamination was attributed to emissions from local industries. Nearly 35 percent of River Rouge's and Ecorse's residents are below the poverty level, compared with a statewide average of 16.3 percent ([www.census.gov](http://www.census.gov)).

An additional air pollutant source in the Coalition is vehicle pollution. I-94 and I-75 traverse nearly all of the Coalition communities and are the most traveled roads in Michigan. They are in need of maintenance and upgrades causing severe congestion. The congestion results in increased air pollution and unsafe travel. According to the EPA, motor vehicle emissions contribute to ambient levels of air toxics known or suspected as human or animal carcinogens, or have non-cancer health effects, including neurological, cardiovascular, liver, kidney, and respiratory effects as well as effects on the immune and reproductive systems.

The Coalition is also home to four major active landfills. Taylor's Edward C Levy landfill accepts Type III Industrial Waste, Riverview's Land Preserve and Salem Township's Veolia ES Arbor Hills Landfill accept Type II Municipal Solid Waste, and Monroe's DTE Monroe Power Plant Type II Industrial Waste Surface Impoundment accepts ash. In addition to the active licensed landfills, numerous abandoned "undiscovered" landfills exist throughout the communities. These unlicensed landfills originated before strict state and federal enforcement regulations were enacted. Various municipal and industrial wastes were illegally disposed at large undeveloped tracts of land. Previous Coalition grants have been utilized to conduct assessments and remediation activities of at least ten of these landfill sites. Public health and the environment are affected by these landfills through subsurface migration, surface emissions/air pollution, and odor nuisance.

**1b. Impacts on Targeted Community:** As described above, many of the brownfield sites are located in close proximity to sensitive populations such as residential neighborhoods and greenspace. The populations are potentially exposed to contaminants via direct contact, ingestion, and inhalation. Health effects linked to the above contaminants may include: developmental, reproductive, and respiratory problems and liver/kidney, nerve, and dermal damage. In addition, many of these contaminants are considered human carcinogens<sup>4</sup>.

These sites are also located within or very near to low income residential areas with large minority populations. According to the *U.S. Census Bureau*, the Former Motor Wheel Plant in Ypsilanti is located in Census Tract 4112, which has over a 50% minority population, Dearborn's Fordson Island is located in Census Tract 5735, which has an approximately 30% minority population with 36% of the population living below the poverty line, Ecorse's High Street site is located in Census Tract 5798, where approximately 40% of the population lives below the poverty line and is unemployed, and the former Eagle-Picher site in River Rouge is located in Census Tract 5793, where approximately 51% of the population is living below the poverty line and there is an overwhelming 65% unemployment rate. In addition, River Rouge is the home to Zug Island, an island that has been primarily utilized for steel manufacturing since the early 1900s. One of the most pressing problems in the neighborhoods surrounding Zug Island is poor air quality due to fine particulate pollution. These sites pose health hazards to the neighboring community, particularly the children. In addition, surface soil contamination and uncontrolled, abandoned containers of petroleum products and hazardous substances may remain at these sites, posing serious health risks.

The Downriver area is one of the top 25 areas in the U.S. polluted by year-round fine particulate matter. Furthermore, Downriver is one of the 25 most ozone-polluted areas in the U.S. (*America Lung Association [ALA], State of the Air 2005*). The report indicated Downriver's rates for hospitalization due to asthma are 75% higher than the rest of Michigan and show no appreciable change between 1990 and 2003, while the asthma rates of hospitalization show a statewide decline. From 2000 to 2010, the age-adjusted mortality rates for invasive cancer in part of the Downriver area (Wayne County) were 12% higher than for the State, with 205 age-adjusted deaths (*Michigan Department of Community Health, 2010*). In 2010, the age-adjusted breast cancer mortality rate was 23% higher than for the state; with 29 age-adjusted deaths. African Americans are also three times as likely as Caucasians in the Downriver area to be hospitalized for asthma (*MI Behavioral Risk Factor Survey, 2010*) further evidence of the disproportionate impact. Further, the ALA of Michigan indicates in the *State of the Air 2013 for Wayne County*: (1) there are nearly 45,000 cases of pediatric asthma and more than 130,000 cases of adult asthma, (2) there are over 100,000 cases of chronic obstructive pulmonary disease, and (3) ozone levels received an "F", the lowest grade given by the ALA.

The blighted, abandoned buildings at a number of Coalition brownfield sites also pose safety hazards to the surrounding residents. These communities are not able to adequately secure all of the abandoned buildings to prevent children and squatters from entering. Many of these buildings contain asbestos and lead-based paint. In addition, the abandoned buildings can be settings for criminal activities, which further endanger the neighborhoods. According to SEMCOG, in 2010, 1 in every 33 homes in Wayne County were foreclosed units. The regional foreclosure epidemic is felt throughout all Coalition communities.

In addition to direct human health risks, brownfield sites threaten and have impacted sensitive ecological receptors/natural habitats. Downriver communities are generally located near or along the west bank of the Detroit River, which connects Lake Huron with Lake Erie. Several rivers, including the River Rouge, Ecorse River, Huron River, Raisin River and their tributaries flow through Coalition communities. Lake Erie and the Detroit River support highly regarded sport fisheries. Brownfield sites have contaminated rivers and streams in the Downriver region with levels of hazardous substances that affect the health of aquatic populations, such as the 25 species of fish, reptiles/amphibians and birds have been recorded in the Detroit River watershed and are protected under the Endangered Species Act. These river sediments reveal the legacy of industrialization. Proper assessment and remediation efforts are needed to address contaminants in river sediments such as mercury and PCBs. The City of Gibraltar canal systems, Dearborn's Fordson Island, and the Ecorse River, are planned for assessment; however, the Coalition has no funds to carry out these activities.

### **1c. Financial Need**

**1c.i) Economic Conditions:** The financial shortfall of the Coalition has limited their ability to respond to deterioration in their communities. One of the area's primary financial concerns is the lack of employment

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<sup>4</sup> Agency for Toxic Substances and Disease Registry (ATSDR)

opportunities, which is disproportionately impacting minority and impoverished residents. The U.S. Department of Labor reported that in October 2013, the unemployment rate for the Downriver area was on average 10%. This is compounded by the number of local plant closures (at least 6 in Coalition communities in 2013 alone, resulting in over 1,000 lost jobs [[www.michigan.gov](http://www.michigan.gov)]). Municipal budgets are dropping (by an average of 30%) and communities are in desperate need of funding to support the assessment and cleanup of the numerous brownfields that are contributing to the ongoing deterioration of their neighborhoods and commercial districts. Because of the old, established nature of the Coalition communities, they are fully developed with little available green space. In order to preserve this green space and revitalize the communities, brownfields must be redeveloped. Environmental assessment; effective, aggressive planning and marketing by the communities; and economic incentives to new businesses that redevelop these sites are critical to revitalizing brownfields within the Coalition communities.

The Coalition recognizes that some communities have greater need than others in terms of economic stability, poverty levels, concentrated areas of blight, public health concerns, environmental degradation, available staff resources, etc. and do not have the resources to address brownfields on their own (four of the Coalition communities have populations of less than 10,000). For example, the Cities of Ecorse and River Rouge are two of the smallest of the Coalition communities; however, they have the highest poverty, unemployment, and percent minority rates. Ecorse and River Rouge's poverty rates are over twice the national average and their population has decreased by nearly 50% since 1970. These "communities of concern" will receive priority status in the site selection process. In addition, as later discussed, the Coalition has selected a key representative from a partnered community-based organization to become an active stakeholder in this brownfields program. One of the many important roles of this representative is to offer suggestions on reaching out to communities with greater need and assist in developing additional relevant networks within these disadvantaged communities.

Since 1997, the DCC has received \$2,600,000 in EPA Assessment grants. The most recent \$650,000 assessment grant was awarded in 2012 and is already 100% committed. The demand for these grant funds has been very high, leading the Coalition to be selective in the properties that are funded and capping funds that can be used at a site. Additional worthy projects have been nominated for assessment, but have not been approved due to lack of funding. In addition, grant conservation efforts, although effective at distributing the funds to a high number of project sites, did not provide adequate funding for the assessment of some of the larger, more contaminated brownfield sites.

A perfect storm of a declining population, declining property values, fewer jobs, fewer industrial tax payers, and declining state revenue sharing has put a squeeze on the area's revenues and budget. Since 2008, property tax values in the area have declined an average of 30% (DCC). Although the property values are beginning to stabilize, the damage has been done, which resulted in a \$100 million property tax loss to the Downriver area, drastically impacting operating revenues. Unless the Coalition receives additional Assessment dollars, it will not have sufficient funds to continue the massive effort of cleaning up the area's brownfields.

*1c.ii) Economic Effects of Brownfields:* The Coalition now has a legacy of disadvantaged and contaminated areas. Each one has the effect of discouraging redevelopment and encouraging development of greenfields outside this urban core area. The poor financial condition of our communities has been exacerbated by significantly increased operational costs due to fast-rising fuel and energy prices and the further decline in the municipal tax base caused by plummeting housing values. Specific examples include:

- The City of Allen Park continues to struggle financially due to decreased state revenue sharing and substantial losses in tax-based revenue. According to Allen Park's Economic Development Department, there are currently 140 foreclosed homes in Allen Park, and since 2007, housing values have declined 38%. For the fiscal year 2011/2012, Allen Park lost \$1 million more in taxable revenue.
- As the City of Melvindale's population continues to decline, so does the municipal tax base. According to the City, from 2009 until 2011, the municipal tax base decreased approximately 13%. The tax revenue lost between 2009 and 2011 is \$734,653. Approximately 10% of the City's residential housing units are vacant. Per Housing and Urban Development (HUD) census data, the entire City is considered Low Moderate Middle Income. Approximately 80% of the residents are below the median area income level.
- The City of Wyandotte's population has declined approximately 37% since 1970. Wyandotte's population decline was the 5<sup>th</sup> highest of all 89 Metro Detroit suburban communities. In addition, Census Tract 5801 near the BASF chemical plant has one of the highest poverty rates in the City ([www.census.gov](http://www.census.gov)).



- The City of Dearborn's Economic and Community Development Department conducted a survey of all industrial sites within Dearborn and found that 144 industrial sites are significantly undervalued and underutilized. Industrial areas of Dearborn typically have high poverty levels of 35% and extremely low per capita income of \$7,500 ([www.census.gov](http://www.census.gov)).
- The City of Taylor's population has declined approximately 10% since 1970, while the poverty and unemployment rates continue to increase ([www.census.gov](http://www.census.gov)). Taylor's unemployment rate of 11.3% is one of the highest of the Coalition. It was estimated by SEMCOG in 2010 that 1 in every 31 homes was foreclosed. Much of this is attributed to manufacturing being the most common industry (25% of industry). In an attempt to improve the tax base, the City has been purchasing homes in foreclosure for \$1 each through its Taylor Cares Program. The homes are remodeled and sold to first-time qualified home buyers.
- The City of Ypsilanti, which is located in Washtenaw County, has been hard hit by the decline in automotive manufacturing. Ypsilanti's population has drastically declined by 34% since 1970, a majority of which were blue collar workers. In addition, approximately 40% of the population is now minority based. Ypsilanti has an extremely high poverty rate of 28.8%, which is exemplified by its median household income of \$32,996 ([www.census.gov](http://www.census.gov)). Ypsilanti encompasses numerous vacant automobile manufacturing facilities such as the former Motor Wheel Plant (Section 1a.iii).

## **2. Project Description and Feasibility of Success**

### **2a. Project Description**

2a.i) The Coalition was formed to assist with the redevelopment of brownfield properties, with special emphasis on properties that are underutilized and pose potential health and safety concerns. The Coalition has used EPA Assessment Grants to fund assessments at more than 250 sites, including properties similar to those identified in Section 1, resulting in redevelopment and revitalization of deteriorated areas and mitigation of health and safety concerns, core objectives of Coalition communities' plans. The Coalition intends to use this assessment grant to assess and facilitate the sustainable and equitable redevelopment and cleanup of many more brownfield sites, such as those identified in Section 1.

It is anticipated that most Coalition communities, including the small member communities, will nominate brownfield sites and receive funding under the Assessment grant. The Coalition has a long history of cooperation and equitable distribution of assessment grant funds to its member communities. DCC's 2009 \$1,000,000 Assessment grant was used to fund the assessment of more than 130 sites in 20 different DCC communities. DCC's 2012 \$650,000 Assessment grant has been used to fund the assessment of 38 sites in 16 different communities. The Coalition also welcomes site nominations from community-based organizations.

Coalition member communities will conduct site inventory and prioritization activities without assistance from the assessment grant. Member communities consider their existing master land use and revitalization plans in the selection of sites for assessment. In addition, Coalition communities seek input from the County Health Department and community-based organizations regarding site selection and prioritization. Coalition communities have all suffered from urban decay caused by the decline of the manufacturing base and plant closures. Because of the urban deterioration that each community has experienced, sustainable and equitable redevelopment is a primary factor in their municipal master plans and brownfield redevelopment programs.

2a.ii) The DCC, the grant administrator for the Coalition, manages over \$22 million dollars in Federal, State and local grants annually. The DCC has successfully managed previous EPA brownfield grants and hired the expertise necessary to oversee environmental assessment and cleanup projects. In addition, each of the Coalition member communities has extensive experience in grant management and oversight of environmental assessments as indicated by the success the DCC has had with brownfield grants. The DCC has an established contractor procurement process. Solicitations for qualified environmental consultants, review of proposals by a Coalition board subcommittee, and consultant selection by the full Coalition board will be completed after grant announcement, so that the team is established and ready to hit the ground running once the grant is awarded. As a result of the high number of brownfield sites in Downriver communities and the active redevelopment efforts of the Coalition members, it is anticipated that sites will be quickly nominated and selected for assessment. As noted in Section 1, the \$650,000 2012 Assessment grant is already 100% committed with other worthy projects nominated, but not approved, due to lack of funding.

2a.iii) The Coalition site nomination process is designed to gain as much information as possible without the use of grant funds to evaluate the potential success of the redevelopment project. To nominate a site, a



member community presents a site profile to the Coalition for consideration. The site profile includes: (1) site location, (2) municipal, county and state records, (3) previous environmental reports, (4) potential environmental concerns, (5) potential for redevelopment, (6) community impact, (7) planned capital investment and economic impact, (8) property ownership, and (9) property access. Access agreements will be required for all projects. The Coalition board members approve sites for funding based on their overall merits, with an emphasis on sustainable redevelopment plans and new job creation.

Once a site's nomination has been accepted, the Coalition submits site information to EPA Region V (and the MDEQ for petroleum sites) to confirm its eligibility for funding under the assessment grant. The Coalition also works with EPA and MDEQ to address eligibility and liability issues and ensures that a private property owner does not realize a "wind fall" profit from the expenditure of public funds.

## **2b. Task Description and Budget Table**

2b.i) Task Description: The Coalition plans to use the assessment grant to provide environmental assessment activities at as many as 50 brownfield sites. Over 90% of the grant will be used for environmental assessment activities. The Coalition plans to spend at least 25% of the site assessment grant for the investigation of sites contaminated with petroleum and more than 60% of the grant for Phase II ESAs.

Task 1- Phase I Environmental Site Assessments (Phase I ESAs): Phase I ESAs will be performed to determine if the potential for environmental contamination exists at a property. The Phase I ESAs will be conducted by an Environmental Professional (EP) and meet the EPA requirements for All Appropriate Inquiry (AAI) and the ASTM E 1527-13 standard. The Coalition anticipates completing up to 35 Phase I ESAs (25 Hazardous Substance and 10 Petroleum) at a cost ranging from \$2,000 to \$2,500 per Phase I ESA.

Task 2 – Phase II Environmental Site Assessments (Phase II ESAs): Phase II ESAs will be conducted to characterize contamination that may be present based on the Phase I ESAs. Phase II ESA activities may include geophysical surveys to assess for abandoned USTs, soil borings and sampling, groundwater well installation and sampling, soil-gas sampling, surface water/sediment sampling, and laboratory analysis. All Phase II ESAs will be conducted following procedures specified in an EPA Region V-approved Quality Assurance Project Plan (QAPP) and will be consistent with EPA and MDEQ requirements. In addition, site-specific Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASP) will be prepared and submitted to EPA Region V for approval before initiating Phase II ESA field activities. The Coalition anticipates completing up to 30 Phase II ESAs (21 Hazardous Substance and 9 Petroleum) at a cost ranging from \$10,000 to \$20,000 per Phase II ESA. The Coalition routinely caps Phase II ESA budgets at \$15,000 to leverage private and community resources for the assessment and to preserve assessment grant funds.

Task 3 – Baseline Environmental Assessments (BEAs)/Due Care Plans: BEAs will be prepared to obtain Michigan environmental cleanup liability protection for new owners/operators of properties that are found to be contaminated based on Phase II ESA testing. Due Care Plans are risk assessment equivalents and will be prepared to demonstrate that the planned use of the property is protective of human health and the environment. Due Care Plans also address Continuing Obligations required for CERCLA liability protection. Due Care Plans are based on the results of the environmental investigations and the intended future use of the site. By considering the future intended site use in the due care planning activities; site development features can be incorporated as engineered barriers into the remediation plan to reduce cleanup costs associated with redevelopment. The Coalition anticipates that many of the BEAs and Due Care Plans associated with sites assessed under the grant, particularly those purchased by private parties, will be funded with leveraged, private funds. The Coalition anticipates completing up to 10 BEA/Due Care Plans (7 Hazardous Substance and 3 Petroleum) at a cost ranging from \$3,000 to \$5,000 per BEA/Due Care Plan.

In addition, as part of Due Care Planning, a cleanup plan may be prepared that is designed to meet the standards of the proposed use. This cleanup plan may also be used to leverage other funding such as MDEQ grants/loans, and municipal Brownfield Redevelopment Authority (BRA) Tax Increment Financing (TIF).

Task 4 – Hazardous Materials Surveys: Hazardous Materials Surveys will be performed for sites where building demolition or renovation is planned. NESHAP asbestos surveys will be performed by Michigan certified Inspectors and will include the identification, sampling, and laboratory analysis of various building materials for asbestos. Lead-based paint surveys will be performed on a limited number of sites where suspect lead-based painted buildings are present. Lead-based paint surveys will be performed by Michigan-certified Inspectors and will include in-place analysis using an X-ray Fluorescence analyzer and/or the

laboratory analysis of paint chips. The Coalition anticipates completing up to 20 hazardous materials surveys at a cost ranging from \$1,000 to \$10,000 per survey.

**Task 5 - Public Outreach and Programmatic Expenses:** The Coalition will take steps to assure that no administrative costs are charged to the grant. Task 5 includes eligible program activities such as:

- Preparing meeting materials.
- Setting up and providing notice of public meetings.
- Presenting and explaining the grant and brownfields program to potential developers, neighborhood representatives and other affected parties.
- Preparing brochures and other printed program materials.
- Attending DCC meetings, neighborhood meetings, etc., where brownfields grant initiatives are discussed.
- Performing required program activities such as contractor procurement and grant reporting.
- Coalition members attending regional or national EPA Brownfields meetings.

The Coalition has created an Excel-based project tracking sheet for tracking the status of each project funded by its 2012 Assessment Grant. The sheet tracks specific outputs funded by the grant, such as Phase I and Phase II ESAs, as well as outcomes for each project, such as the anticipated number of jobs created, the total project investment, and funds leveraged. The Coalition provides this information in its quarterly reports submitted to EPA and updates the information in ACRES. The Coalition will use a similar tracking sheet for this grant to measure and track grant outputs and project outcomes relative to the grant objectives as stated in the grant application and the EPA-approved work plan.

Outputs tracked will include: the number of Phase I ESAs, Phase II ESAs, Hazardous Materials Surveys, and BEA and Due Care Plans prepared using the grant. Additional outputs tracked will include the number of brownfield sites identified and the number of community meetings held. Outcomes tracked will include: the number of jobs created/retained, the amount of other funding (private, State, and BRA TIF) leveraged to complete the brownfield redevelopment projects, the number of acres made ready for reuse, the number of acres of greenspace created, and whether the project will minimize exposure to hazardous substances.

2b.ii) Budget Table: The following table identifies the tasks that will be performed under the grant and the budget for each task.

Budget Categories	Project Tasks					Total
	Task 1: Phase I ESAs	Task 2: Phase II ESAs	Task 3: BEAs/Due Care Plans	Task 4: Haz-Mat Surveys	Task 5: Outreach & Expenses	
<b>Personnel</b>						\$31,240
Hazardous					\$23,430	
Petroleum					\$7,810	
<b>Fringe Benefits</b>						\$12,760
Hazardous					\$9,570	
Petroleum					\$3,190	
<b>Supplies</b>					\$6,000	\$6,000
<b>Contractual</b>						
Hazardous	\$54,000	\$270,000	\$28,000	\$60,000		\$412,000
Petroleum	\$21,000	\$105,000	\$12,000			\$138,000
<b>Total</b>	<b>\$75,000</b>	<b>\$375,000</b>	<b>\$40,000</b>	<b>\$60,000</b>	<b>\$50,000</b>	<b>\$600,000</b>

**2c. Ability to Leverage:** Given the magnitude of brownfields in the Downriver area, the financial needs are enormous. The need for assessment funds is in the multi-millions and the need for cleanup funds is many times greater. However, the Coalition communities have established an effective program for addressing brownfields assessment, cleanup, and redevelopment needs using other public-private funding sources.

Most Coalition communities have formed a BRA with an individual designee to oversee brownfields redevelopment within their community. The formation of a BRA allows a municipality to use BRA TIF. Further, these communities are committed to attending monthly Coalition meetings and participating in the Coalition. Each municipal designee has contributed in-kind services to accomplish the Coalition goals. Total in-kind contributions by Coalition municipalities, for only the monthly Coalition meetings, are estimated to be \$50,000 over the three-year grant period. Countless additional in-kind hours are contributed by Coalition members

during contractor selection, grant reporting, and regional and national brownfields meetings and conferences.

The Coalition plans to leverage other public and private funds for the completion of the planned assessment activities. Area-wide brownfield planning is conducted by each community without the use of assessment grant funds. The Coalition also routinely caps Phase II ESA budgets at \$15,000 to leverage private and municipal funding. In addition, the Coalition anticipates that many of the BEAs and Due Care Plans for sites assessed using the grant and ultimately acquired by private parties will be funded by the private party. These activities, as well as other cleanup planning activities, may be paid for through the community's BRA TIF.

In addition, Coalition communities will use environmental assessments completed under the assessment grant to leverage other private investment and/or public funds to complete the necessary investigation and cleanup of target brownfield sites. The funding sources available to Coalition municipalities include:

**Municipal Brownfield Redevelopment Authority Tax Increment Financing.** This funding program allows reimbursement of investigation and cleanup costs using State and local incremental tax revenues generated by the brownfields redevelopment.

**MDEQ Brownfields Redevelopment Grants and Loans.** The MDEQ can provide grants and loans of up to \$1 million to local units of government for response activities at brownfield properties where a new economic development has been identified.

**Other sources of funding include:**

- Metropolitan Growth and Development Corporation, US Small Business Administration, Section 504 Loan.
- US Department of Housing and Urban Development, Section 108 Loan.
- US Department of Housing and Urban Development, Brownfields Economic Development Initiative Grant.
- Other EPA grants including potential future cleanup grants and the current DCC EPA revolving loan fund.

### **3. Community Engagement and Partnerships**

#### **3a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project**

**Progress:** The Coalition has established partnerships with local community-based organizations and will seek to engage others in the community upon grant award to ensure continued success of the Coalition brownfields program. The Coalition's approach is to reach and involve as much of the affected community as possible through following outreach activities:

The Coalition will conduct three Community Outreach Meetings. These meetings will present the Coalition's EPA Assessment Grant Program, solicit public comment, and request site nominations. To inform the public of these meetings, the Coalition will: (1) publish a notice in a well-circulated local newspaper, (2) post the notice on the DCC internet homepage ([www.dccwf.org](http://www.dccwf.org)), and (3) broadcast the notice on local public access cable television. During these meetings the public will be informed on (1) duration of the initial comment period, (2) their local municipal representative to the Coalition, (3) how to provide comment or nominate sites for assessment, and (4) the date and location of the public hearing. The Coalition will also attempt to use social media (twitter, LinkedIn) to disseminate information.

The Coalition will assist the member communities with conducting their own outreach meetings by providing handouts, meeting space (if necessary), and personnel. Using each Coalition municipality to provide public notice allows the local municipality to adapt communication programs to notify their citizens and account for alternate first languages. The Coalition will utilize English to communicate the notification; however, in locations where Arabic or Spanish are needed, the Coalition will rely on the local municipality to provide alternative language ability. In addition, the Coalition municipalities can further identify community goals and needs, respect the community's culture, and establish a local commitment to a project.

At the end of the 30-day notice period, the Coalition will conduct a public hearing to review comments received and solicit additional comments. Public comments may be presented to the Coalition in writing or verbally at the community outreach meetings during the 30-day public comment period and during the Public Hearing. The Coalition will publish all relevant and significant comments and post those comments on the DCC internet homepage. The Coalition will incorporate significant comments and modify the Grant program, as appropriate. The Coalition will also inform the community on how to provide comment or nominate sites.

In addition, each Coalition community has formed a Brownfield Redevelopment Authority (BRA) to assist with brownfields redevelopment. BRA meetings are open to the public and include discussions regarding the

identification, planned redevelopment, and planned cleanup for local brownfields sites. The DCC will continually evaluate the effectiveness of the outreach techniques to accommodate the affected community.

**3b. Partnerships and Government Agencies:** The most relevant example of a partnership is the Coalition itself. The Coalition was created for and comprised of local communities with a common objective: the assessment and cleanup of underutilized brownfield sites to mitigate health and safety concerns and to revitalize the communities. One of the major outcomes was that 16 local communities and a Port Authority have joined together under DCC to secure several grants that have provided the funding necessary to begin tackling brownfields redevelopment. The DCC will act as an advisory group for this assessment grant.

3b.i) The Coalition will continue its on-going partnership with the MDEQ to help ensure appropriate cleanup of brownfield sites. Site assessment and cleanup will be conducted in compliance with the rules and guidance promulgated by the MDEQ pursuant to Michigan's Voluntary Cleanup Program (VCP). The Coalition will coordinate with MDEQ district and headquarters staff for VCP technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. The MDEQ will also review and approve Remedial Action Plans (RAPs) and Documentation of Due Care Compliance reports for brownfield sites where response actions are completed.

The Wayne, Monroe, Washtenaw, and Lenawee County Health Departments (HDs) will continue to be involved in environmental health and brownfields redevelopment issues facing communities within their jurisdictions. The HDs will provide input on the selection and prioritization of sites for assessment. If contamination is identified that has the potential to negatively impact the health of local populations, especially as related to off-site exposures that would not be the statutory responsibility of the local community or a non-liable developer, the MDEQ and HD will be brought in as project partners. Their expertise and experience will be called upon to identify/verify off-site health threats posed by contamination; identify related toxicological issues; perform risk evaluations; design and conduct notification/education programs; and coordinate health testing, as applicable.

3b.ii) The following organizations are also Coalition brownfield program partners:

Southeast Michigan Community Alliance (SEMCA): SEMCA was created by the State to simplify public and business access to important educational, training, self-help, and economic development opportunities. SEMCA provides the funding for the job placement and training portion of the DCC. DCC and SEMCA have worked together on employment issues in the region for over 20 years. DCC and SEMCA will work to link employment opportunities in the proposed brownfields projects with members of the Coalition communities.

Metropolitan Growth and Development Corp (MGDC): The MGDC is a certified non-profit corporation that is recognized by the Small Business Administration (SBA) to assist eligible businesses to participate in the SBA 504 Loan program. The SBA 504 Loan Program is a partnership between the MGDC and a commercial lender that is available to viable businesses where the financing will assist in creating or retaining jobs, exporting their products or services, and expanding ownership opportunities in Michigan. The Coalition has recently partnered with this organization to assist a startup company (Ventower) to construct and operate a 100,000 square foot state of the art wind turbine tower manufacturing facility on a former landfill property in Monroe, Michigan. The site was assessed and remediated using Coalition EPA Assessment and RLF Grants.

**3c. Partnerships with Community Organizations:** The following community-based organizations will be directly involved in the Assessment Grant project; letters of support are in Attachment D:

University of Michigan Dearborn: Since its founding in 1959, University of Michigan Dearborn has been distinguished by its commitment to providing excellent educational opportunities responsive to the needs of southeastern Michigan. The University aims to achieve a major impact in meeting the needs of our region's evolving economy, environment, and culture. To further this aim, the University is an active partner and participating advisory member to the Coalition brownfield board. The University's role will be to coordinate with other community support organizations and bring their needs into alignment with the Coalition's goals.

Wayne Metro Community Action Agency (WMCAA): WMCAA was created in the 1960s to empower low-income individuals and strengthen communities through diverse services, leadership, and collaboration. WMCAA will work with the Coalition to identify and prioritize sites to receive grant funding specifically to drive job creation for low income individuals and support low income housing developments. In addition, WMCAA will coordinate with the Coalition to augment involvement in their existing Community Funding Initiative, which

is designed to support community-based organizations in the implementation of service projects that meet the needs of low-income community members.

Friends of the Rouge (FOTR): FOTR is a non-profit organization created in 1986 to raise awareness about the need to clean up the Rouge River. FOTR's mission is promoting restoration and stewardship of the Rouge River ecosystem through education, citizen involvement, and other collaborative efforts, for the purpose of improving the quality of life of the people, plants and animals of the watershed. FOTR is partnering with the Coalition to take their success in increasing community awareness of the environment and expanding it. FOTR can provide the Coalition with an experienced staff of educators and organizers to create a community education program to teach local citizens the importance of environmental stewardship and natural resource restoration. FOTR will also provide input on site selection and land use proposals for redevelopment projects that are located near the area's many natural resources, for example, they have assisted in selecting Fordson Island as a potential target for Assessment funding.

Monroe County Industrial Development Corporation (MCIDC): MCIDC is a private, non-profit organization serving industry to attract, retain and diversify job opportunities in Monroe County in manufacturing, research and service. This organization was formed in 1982 by area business people charged with improving the local economy by actively supporting the manufacturing base. MCIDC is partnering with the Coalition because these organizations have a common goal of creating jobs and expanding investment in the local economy. MCIDC is committed to working with the Coalition by participating in the site selection process. This will involve advising the board on projects that will result in job creation and helping the board evaluate the feasibility of projects by using the MCIDC's years of experience in developing and redeveloping industrial properties. MCIDC has already nominated the former 100-acre Ford automotive manufacturing plant in Monroe, Michigan as a potential assessment project.

Detroit River International Wildlife Refuge (DRIWR): The DRIWR was established in 2001 as the first International Wildlife Refuge in North America and has grown from 304 acres to 18,462 acres. The Coalition has partnered with DRIWR to complete assessments and cleanups of the Humbug Marsh, a 465-acre national wildlife refuge. Because the DRIWR has been a recipient of Coalition funding, they are participants at board meetings and actively participate in discussions about the use of grant funds. Additionally, DRIWR has been used by the Coalition for off-site board meetings and for educational tours for its board members and other supporters. The DRIWR will continue to be a strong supporter of the Coalition's brownfields program by providing input on site selection and land use proposals for projects.

#### **4. Project Benefits**

The Downriver area has a legacy of countless disadvantaged and contaminated properties, often in close proximity to low-income residential areas and large minority populations, as noted in Section 1. The Coalition is committed to work with affected communities to assess the conditions of these sites to facilitate their cleanup and redevelopment and protect public health and environment. The Coalition's 2012 \$650,000 EPA Assessment Grant is already 100% committed and has been used to fund the assessment of 38 sites in 16 different DCC communities. Assessments conducted under the 2012 grant and previous Coalition grants have lead to the redevelopment/cleanup of over 60 sites that have not only mitigated the environmental hazards, but have brought new tax revenue, over 5,000 jobs and life into the affected communities, while creating over 85 acres of green space. The Coalition will use the grant to continue these efforts and build on these successes.

**4a. Health and/or Welfare and Environment:** The Coalition will use the grant to conduct Phase I ESAs, Phase II ESAs, BEAs and Due Care Plans, and hazardous materials surveys for planned redevelopment and cleanup projects throughout the Downriver area. The results of the Phase II ESAs will be compared to Michigan's risk-based cleanup criteria. These risk-based standards evaluate the following human health exposure pathways: (1) ingestion, (2) volatile inhalation, (3) particulate (dust) inhalation, (4) indoor inhalation (vapor intrusion), and (5) direct dermal exposure, as well as the protection of surface water. The Phase II ESA analytical data will be compared to the applicable criteria based on the current/future intended land use. Due Care Plans (risk assessment equivalents) will be performed for sites where the level of contamination is greater than the residential standards and will identify appropriate response activities necessary to protect public health and the environment in association with the proposed use/redevelopment of the site. The implementation of these environmental response/cleanup activities will also mitigate adverse effects to residents in the surrounding area.

The welfare and public health benefits of the project will include: reducing direct and indirect threats to human health and the environment; improving the property values/equity in low-income and minority areas; improving the overall appearance and appeal of the communities; and creating jobs for a desperate work force. Projects targeted for assessment that impact adjoining residential neighborhoods include:

- The City of Allen Park is just one of the many Coalition communities with numerous obsolete buildings and contaminated properties that need funding to promote a healthy environment. Three vacant gas stations and two vacant drycleaners located adjacent to residential subdivisions are proposed for assessment.
- As a result of the decline in the American automobile, the former Motor Wheel Plant sits vacant in Ypsilanti. The site has contained fuel tanks, a liquid waste pond, and former drum storage areas; all located adjacent to a residential subdivision. The site is located in Census Tract 4112, which has over a 50% minority population. It is imperative that this site be assessed and restored into a vibrant business.
- The City of River Rouge, a targeted small community, includes the Eagle-Picher site, a vacant industrial property with suspected VOCs, PNAs, and metals contamination. The site is located in Census Tract 5793, where over 50% of the population lives below the poverty line and there is a 65% unemployment rate. These nearby populations are exposed to poor air quality and much of the surface area at this site is unpaved, potentially exposing residents to harmful chemicals via dermal contact. Assessment/cleanup is desperately needed.
- As a result of the significant population decline and business closures, abandoned residential dwellings and commercial/industrial buildings (such as the vacant Opera Banquet Hall in Melvindale) in poor and deteriorating condition dot our landscape. These properties are often contaminated with lead based paint and asbestos; creating significant health and safety hazards for the community. The Coalition used the 2009 and 2012 Assessment grants to conduct pre-demolition hazardous material surveys on many of these obsolete buildings, which were then demolished. The Coalition anticipates conducting similar assessments with this grant.

With the help of leveraged funds, the goal of the Coalition is to clean and redevelop each site that is evaluated with funds from the assessment grant. This will revitalize the areas surrounding these sites to create more vibrant, livable communities without displacing current residents. As new non-polluting uses are placed on old contaminated properties, existing residents are protected and new residents are attracted, bringing new life and economic activity. Furthermore, the Coalition is focused on protecting and enhancing its natural resources, such as the Detroit and Rouge Rivers. The cleanup and redevelopment of brownfield sites along these rivers will control potentially contaminated storm water run-off and improve the rivers ecosystems, benefiting both environmental receptors (i.e., river flora and fauna) and residents seeking to enjoy the rivers' natural beauty and recreational opportunities.

#### **4b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

4b.i) Coalition communities are very close to being built out with existing infrastructure. The Coalition is dedicated to the promotion of sustainable redevelopment, particularly in the reuse of brownfields and existing infrastructure. The Coalition has a strong record of incorporating pollution prevention and reduction of resource consumption into their brownfield redevelopment programs. These programs include high-density development in areas of existing infrastructure and restoration of open green spaces.

The Coalition encourages innovative reuse of as many buildings and as much infrastructure as possible. The Coalition will encourage grant applicants to implement low-impact development storm water management practices during their site plan review process and other sustainable construction practices. The site plan review process will also be used to encourage sustainable reuse and energy efficiency through LEED and recycling/reuse programs. Where public funds, such as those from the RLF Grant are used, the Coalition will have additional leverage to require/encourage the inclusion of sustainability, energy efficiency, and greenspace preservation design components through the site planning and site plan approval process.

In addition, the DCC along with nine Coalition communities were awarded an Multi-Purpose Energy Efficiency and Conservation Block Grant (Multi-Purpose Grant) from the Michigan Energy Office (MEO) in 2010. Project activities included: (1) building energy efficiency retrofits, (2) energy audits, and (3) development of an Energy Efficiency and Conservation Strategy. The Multi-Purpose Grant was a tremendous success that established an energy program for the Coalition. This program has laid the groundwork for continued energy efficiency efforts in the Downriver Region, specifically while being coupled with Coalition's successful brownfields redevelopment program. The Coalition is actively pursuing additional energy funding, which will be



incorporated into brownfield redevelopment projects.

4b.ii) Coalition communities are including equitable development and incorporate livability principles, such as new urbanism into their brownfields redevelopment projects. Mixed land uses combined with higher residential density and links to green space linear parks create an urban village environment. These developments allow a community to live, shop and work all within walking distance. For example:

- The City of Monroe has prepared a master plan that consists of residential and commercial development and restoration of open green-space, while restoring existing infrastructure. Residential development consists of traditional 1930-style neighborhoods and high-density brownstones. By creating a high-density development, existing utilities are utilized more efficiently. The residential areas have been connected to commercial and park areas by an open green space linear park along the Raisin River.

In addition, Coalition communities use the assessment and cleanup of brownfield sites in developed, urban areas to incentivize strategic infill redevelopment and the reuse of existing infrastructure consistent with their master plans. Coalition communities also use brownfield funding to create "pocket park" green spaces in these developed areas. These efforts preserve and revitalize existing neighborhoods.

#### **4c. Economic or Non-Economic Benefits**

4c.i) All Coalition communities have felt the loss of tax revenue due to plant closures and the loss of jobs. The Coalition does not have the resources to facilitate brownfields redevelopment on its own. EPA brownfields funding is critical to attracting and retaining good jobs in these communities. The Coalition has proven that EPA funds have been the catalyst to redevelop brownfield sites and leverage other state and private funds to clean up contaminated properties.

As many of the businesses in the communities, especially manufacturing, have been forced to close in recent years, buildings have been left abandoned and properties neglected. Many of the abandoned properties remain in disrepair, often contaminated, and off the tax records. The assessment grant is critical to the vitality of our communities as it will spur redevelopment of these properties, which will create jobs and return the properties to the tax roles. EPA brownfields grants have been a proven tool that helps encourage businesses/developers to invest in properties in Coalition communities. The Coalition anticipates a similar use of this assessment grant, with similar economic benefit. For example:

- A significant percentage of Romulus, Taylor, Ypsilanti, and Wyandotte's land use are industrial and the assessment grant has been a proven tool that helps encourage businesses/developers to invest in properties. With the assistance of the Coalitions's 2009 and 2012 Assessment grants, 25 Phase I ESAs, 20 Phase II ESAs, and 17 hazardous materials surveys have been conducted on properties in these communities to assist investors/developers in acquiring and/or redeveloping the properties. These communities anticipate a similar projected use of this grant.

Furthermore, Romulus is currently part of a proposal to capture the economic potential of 25,000 acres in sustainable urban and environmental designs referred to as Aerotropolis. This development integrates Detroit Metro and Willow Run Airports and the land between those airports located in seven local communities. In an era of declining manufacturing jobs, communities are trying to reinvent themselves to attract new businesses. Aerotropolis focuses on research, high-tech ventures, higher education, transportation, and health care services to help the region make the transition to a diversified, global economy. Jones Lang LaSalle completed an economic impact study that indicates Aerotropolis has the potential to bring in 64,000 additional jobs to the region with wages of \$3.8 billion per year and more than \$10 billion of additional annual economic activity. With use of the Coalition's Assessment grant, a Phase I ESA was conducted on a 45-acre property among one the main Aerotropolis developments in Romulus. The Coalition anticipates the need for additional, similar assessments.

Coalition communities incorporate green space, bike trails, and parks into its developments. Construction of green space is significant to prevent pollution migration into the environment and along with bike trails, provides links within mixed-use developments. Linear parks that are incorporated into brownfield redevelopments not only provide aesthetic appeal to the residents, but also prevent surface water from direct runoff into the storm water drain. These features also reduce motor vehicle emissions, which is a major source of air pollution in the Downriver area (Section 1a.iv). The Coalition will continue to incorporate pollution prevention strategies in their brownfield redevelopments. For example:

- The Port of Monroe completed the demolition and cleanup of an abandoned paper mill that is located on the grounds of an historic battlefield of the War of 1812. The Port of Monroe used EPA assessment funds to further define localized areas of impact to address due care obligations. Municipal BRA Tax Increment Financing, EPA RLF, and MDEQ Grants and Loans were used to fund site cleanup. The initiative removed contamination and has led to the designation of the newest National Battlefield Park with the National Parks Service. The new park not only provides 35 acres of green space, but will provide a link between the linear park along the Raisin River and a protected wetland and wildlife preserve and State park. The Port of Monroe is now acquiring additional adjoining/surrounding properties once associated with the Paper Mill to incorporate in the Park as well as donating properties to the Fisheries and Wildlife Service. Assessments are needed on these properties.
- The Coalition partnered with the Detroit River International Wildlife Refuge to complete an assessment of right-of-way corridors in Gibraltar and Trenton, which adjoin Humbug Marsh; a 465 acre national wildlife refuge. The assessment was conducted to assist in the development of a public greenway trail along Humbug Marsh. Additional assessments have been proposed in connection with the greenway trail and associated refuge sites. In addition, the Coalition awarded the project over \$500,000 in RLF cleanup monies. The Coalition will continue to assist this organization with assessments that may arise.
- The City of Romulus is proposing to construct a passive park on approximately 200 acres of City owned land. The site is a former industrial waste landfill that contains a large amount of wetlands. Assessments are needed to evaluate due care obligations with this proposed use.
- The Coalition has created the Downriver Linked Greenways Initiative. The initiative involved creation of a regional, non-motorized pathway vision for the Downriver region. It is envisioned that this pathway system will connect the Downriver communities and Wayne County through a network of trails and greenways, and will feed and link into a rapidly forming regional and statewide system of greenways. The effort to produce a coordinated, functioning, non-motorized system is an essential factor in the quality of life for the communities. The Assessment grant will be used in conjunction with the Greenways initiative for focus redevelopment efforts in areas adjacent to and encompassing the current and future Greenways path.

4c.ii) DCC will work with the Coalition to link members of the communities to potential environmental employment opportunities and promote local hiring for the proposed brownfields projects. DCC is uniquely able to promote local hiring for these projects because it also operates the following workforce development programs: (1) Workforce Investment Act (WIA) for adults, youth, dislocated workers and displaced homemakers, (2) Welfare Reform/Work First, and (3) Employment Services (Wagner-Peyser) programs. In addition, DCC received an Environmental Workforce Development and Job Training Grant from EPA that successfully trained approximately 65 local residents as environmental technicians that possess the necessary skills to complete brownfield redevelopment projects. DCC assists over 20,000 job seekers annually, operating a Michigan Works! One Stop Service Center located in Southgate, Michigan. DCC has a dedicated and experienced staff consisting of several certified Career Development Facilitators and other staff with relevant training and experience.

## **5. Programmatic Capability and Past Performance**

**5a. Programmatic Capability:** The DCC has developed an efficient and successful brownfields grant management program. The DCC is a state-sanctioned community and economic development organization, typically managing over \$22 million dollars in federal, state and local grant programs at any one time. It has a paid staff of over 100, overseen by a Board of Directors and managed by an Executive Director. The Coalition is overseen by a separate Board, is managed by a Program Director, and has four full-time staff members, including three for financial management. The Coalition Board and professional staff have over 15 years of experience successfully managing and using over \$12 Million in EPA Brownfield Grants. Key to this success is the work of DCC staff members Ms. Paula Boase and Ms. Maria Mancos. The DCC intends to retain the current project leadership for this grant. **Ms. Paula Boase**, DCC Director of Economic Development, will be the brownfields project coordinator. Ms. Paula Boase has over 29 years of grant and loan management experience. Ms. Boase has a degree in marketing and graduate work in business administration. Ms. Boase has been project coordinator for the DCC Brownfields program since its first grant in 1997. **Ms. Maria Mancos**, Financial Director for DCC, will be the Fiscal Manager for the grant. Ms. Mancos has a bachelor degree in business and concentration in accounting. Ms. Mancos will assist with fund management responsibilities. She has over 4 years assisting with DCC accounting responsibilities.

Each of the Coalition member communities also have extensive experience in grant management (combined over 50 years of brownfield experience). The Program Director and Board will be supported by highly competent environmental consultant(s) experienced in all aspects of EPA Assessment Grant management. The Coalition will procure its consultants in accordance with applicable requirements of 40 CFR Parts 30 and 31. When the Coalition is awarded an EPA grant, a Request for Proposal (RFP) is prepared for environmental consulting services. An ad with the RFP is placed in selected newspapers and on the DCC web page. Efforts are made to provide small and disadvantaged businesses opportunities to compete. A review subcommittee created from the Coalition members reads and reviews the submitted proposals. A scoring system is used to provide an equitable way of ranking each proposal, including an analysis of fees.

**5b. Audit Findings:** The DCC has provided services to the Downriver area since 1976. The DCC is in compliance with OMB Circular A-133, has had no adverse audit findings, and has not been required to comply with special "high risk" terms and conditions under agency regulations implementing OMB Circular A-102.

### **5c. Past Performance and Accomplishments**

5c.i) The DCC has received 14 EPA Brownfields Grants since 1997. The five most recent grants are:

- 2006; 2008 Supplemental, \$4,500,000 Revolving Loan Fund (RLF), \$0 remaining.
- 2009 \$1,200,000 ARRA RLF, \$0 remaining.
- 2009; 2010, 2011, 2013 Supplemental \$4,650,000 RLF, over 95% expended or committed to be loaned.
- 2009 \$1,000,000 Coalition Assessment Grant, \$0 remaining.
- 2012 \$650,000 Coalition Assessment Grant, 100% expended or committed to projects.

*5c.i 1. Compliance with Grant Requirements:* 100% of the 2012 Assessment Grant funds have been committed. All funds are anticipated to be utilized by Spring 2014, over one year prior to end of the grant period. This grant has been used on projects that will bring over \$150 million dollars of redevelopment, over 1,500 jobs (retained/generated and temporary), and an anticipated \$11 million dollars of tax revenue to the Coalition communities. Many worthy projects have been nominated for assessment, but have not been approved due to lack of funding.

The Coalition has successfully closed out their \$4.5 million RLF Grant, \$1.2 million ARRA RLF Grant, and over \$1.625 million in Assessment grants. The Coalition has complied with the requirements of its EPA Brownfields Grants and has submitted all required deliverables to EPA Region V. All quarterly progress reports, financial status reports, and property profiles/ACRES database entries were submitted to EPA in a timely fashion. All public outreach, technical and administrative requirements for conducting assessment activities were met or exceeded. The Coalition retained highly qualified environmental consultants who work with the Coalition to assist in meeting grant requirements.

*5c.i 2. Accomplishments:* The Coalition has been very successful with previous EPA Assessment Grants. This success is demonstrated by the following accomplishments (outputs) directly funded by the grants:

- ***Assessed over 250 sites in over 20 communities.***
- ***Completed over 125 Phase I ESAs, 90 Phase II ESA, 50 BEA/Due Care Plans, and 110 Hazardous Materials Survey.***

In addition to the direct accomplishments of the previous EPA Brownfields Assessment Grants, the site assessments funded by the grants were used to leverage additional investigation, cleanup and redevelopment activities, resulting in reduced health risks, reuse of abandoned properties and job creation (outcomes). These indirect accomplishments from the grants include:

- ***Leveraged over \$65 million in private investment, \$14 million in state cleanup funds, and \$260 million in BRA TIF funds.***
- ***Conducted over 30 site cleanups.***
- ***Created over 5,000 jobs.***
- ***Completed over 60 redevelopment projects while creating over 85 acres of Green Space.***

Property profiles/ACRES database entries were submitted to EPA in a timely fashion and reflect these tremendous outputs and outcomes in the Downriver region. It is imperative to continue these redevelopment efforts to bring life back to this depressed economy. Brownfield assessment grant monies are a key component of those redevelopment efforts.

**Attachment A**  
**Threshold Criteria**

## **THRESHOLD CRITERIA**

### **1. Applicant Eligibility**

The Downriver Community Conference (DCC) and the cities of Allen Park, Dearborn, Ecorse, Gibraltar, Grosse Ile Township, Melvindale, Monroe, Riverview, River Rouge, Romulus, Southgate, Taylor, Tecumseh, Woodhaven, and Wyandotte, the Port of Monroe, and Washtenaw County, Michigan (collectively known as the DCC Brownfields Coalition [DCCBC]) have formed a Coalition to apply for a \$600,000 US Environmental Protection Agency (EPA) Coalition Assessment Grant. DCC, a government agency created pursuant to Michigan Public Act 7, will serve as the grant recipient. Each Coalition member is an eligible entity and the Coalition members are not seeking their own EPA Brownfields Assessment Grant for FY2014. Furthermore, the Coalition was not awarded an EPA Assessment Grant in FY2013. The Coalition members' letter of commitment is included in Attachment B.

### **2. Letter from the State or Tribal Environmental Authority**

A letter of acknowledgement from the Michigan Department of Environmental Quality (MDEQ) is included as Attachment C.

### **3. Community Involvement**

Refer to Section 3 for how the Coalition intends to inform and involve the community and other stakeholders during the planning, implementation and other brownfield assessment activities.

### **4. Site Eligibility and Property Ownership Eligibility**

The Coalition is applying for a community wide assessment grant; therefore, no site eligibility or property ownership eligibility criterion applies.

**Attachment B**

**Letter of Commitment from Coalition Members**





James S. Perry  
Executive Director

15100 Northline Road • Southgate, MI 48195  
Phone: (734) 362-3442 • Fax: (734) 281-6661 • T.T.Y. 1 (800) 649-3777  
[www.dccwf.org](http://www.dccwf.org)

MEMBER  
COMMUNITIES

Allen Park  
Dearborn  
Gibraltar  
Grosse Ile Township  
Melvindale  
Monroe  
Port of Monroe  
River Rouge  
Riverview  
Romulus  
Taylor  
Tecumseh  
Trenton  
Washtenaw County  
Wyandotte

January 22, 2014

Mr. Don West  
Environmental Management support Inc.  
8601 Georgia Avenue Suite 500  
Silver Springs, MD 20910

Dear Mr. West:

Please be advised that the attached list of communities/county agree to be a part of the Downriver Community Conference (DCC) Brownfield Coalition for the submission of a proposal to the Environmental Protection Agency (EPA) for a Revolving Loan Fund (RLF) Grant and Assessment Grant for 2014.

These communities/county understand that the DCC will administer the grant, be accountable to the EPA for the proper expenditure of the funds, and be the point of contact for all coalition members.

An EPA RLF Grant will provide a great opportunity to make an economic impact on the downriver region. Additionally, this is a great opportunity to share services and valuable resources.

If you should have any questions or require additional information please contact me at (734) 362-3477 or by email [paula.boase@dccwf.org](mailto:paula.boase@dccwf.org)

Sincerely,


A handwritten signature in cursive script that reads "Paula Boase".

Paula Boase  
Director of Economic Development

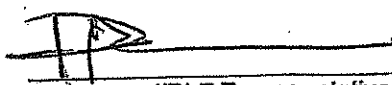


**Brownfields and Land Revitalization**  
In partnership with the DCC Brownfield Consortium

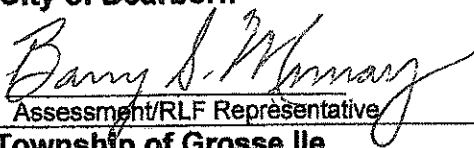
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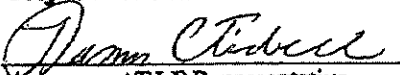
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Assessment/RLF Representative	Assessment/RLF Representative
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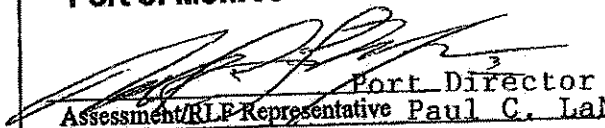
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Assessment/RLF Representative	<i>Richard A. Kelly</i> Assessment/RLF Representative
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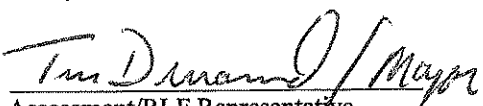
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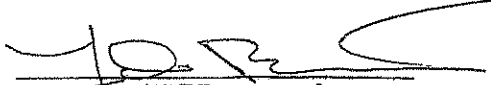
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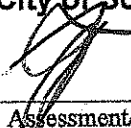
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<b>City of River Rouge</b>  Assessment/RLF Representative	<b>City of Riverview</b>  Assessment/RLF Representative
<b>City of Southgate</b>  Assessment/RLF Representative	<b>City of Taylor</b>  <i>Greg Capote</i> Assessment/RLF Representative
<b>City of Tecumseh</b>  Assessment/RLF Representative	<b>City of Trenton</b>  Assessment/RLF Representative
<b>Washtenaw County</b>  Assessment/RLF Representative	<b>City of Woodhaven</b>  Assessment/RLF Representative
<b>City of Wyandotte</b>  Assessment/RLF Representative	<b>City of Romulus</b>  Assessment/RLF Representative
Assessment/RLF Representative	Assessment/RLF Representative




## Assessment/RLF Brownfield Member Communities

<b>City of Allen Park</b>  _____ Assessment/RLF Representative	<b>Community Based Org.</b>  _____ Assessment/RLF Representative
<b>City of Dearborn</b>  _____ Assessment/RLF Representative	<b>City of Gibraltar</b>  _____ Assessment/RLF Representative
<b>Township of Grosse Ile</b>  _____ Assessment/RLF Representative	<b>City of Melvindale</b>  _____ Assessment/RLF Representative
<b>City of Monroe</b>  _____ Assessment/RLF Representative	<b>Port of Monroe</b>  _____ Assessment/RLF Representative
<b>City of River Rouge</b>  _____ Assessment/RLF Representative	<b>City of Riverview</b>  _____ Assessment/RLF Representative
<b>City of Southgate</b>  _____ Assessment/RLF Representative	<b>City of Taylor</b>  _____ Assessment/RLF Representative
<b>City of Tecumseh</b>  <i>Kevin M Welch</i> _____ Assessment/RLF Representative	<b>City of Trenton</b>  _____ Assessment/RLF Representative
<b>Washtenaw County</b>  _____ Assessment/RLF Representative	<b>City of Woodhaven</b>  _____ Assessment/RLF Representative
<b>City of Wyandotte</b>  _____ Assessment/RLF Representative	  _____ Assessment/RLF Representative
  _____ Assessment/RLF Representative	  _____ Assessment/RLF Representative

## Assessment/RLF Brownfield Member Communities

<b>City of Allen Park</b>	<b>Community Based Org.</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>City of Dearborn</b>	<b>City of Gibraltar</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>Township of Grosse Ile</b>	<b>City of Melvindale</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>City of Monroe</b>	<b>Port of Monroe</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>City of River Rouge</b>	<b>City of Riverview</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>City of Southgate</b>	<b>City of Taylor</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>City of Tecumseh</b>	<b>City of Trenton</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>Washtenaw County</b>	<b>City of Woodhaven</b>
 Assessment/RLF Representative	Assessment/RLF Representative
<b>City of Wyandotte</b>	
Assessment/RLF Representative	Assessment/RLF Representative
Assessment/RLF Representative	Assessment/RLF Representative

## Assessment/RLF Brownfield Member Communities

<b>City of Allen Park</b>	<b>Community Based Org.</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>City of Dearborn</b>	<b>City of Gibraltar</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>Township of Grosse Ile</b>	<b>City of Melvindale</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>City of Monroe</b>	<b>Port of Monroe</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>City of River Rouge</b>	<b>City of Riverview</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>City of Southgate</b>	<b>City of Taylor</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>City of Tecumseh</b>	<b>City of Trenton</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>Washtenaw County</b>	<b>City of Woodhaven</b>
Assessment/RLF Representative	 Assessment/RLF Representative
<b>City of Wyandotte</b>	
Assessment/RLF Representative	Assessment/RLF Representative
Assessment/RLF Representative	Assessment/RLF Representative

## Assessment/RLF Brownfield Member Communities

<b>City of Allen Park</b>	<b>Community Based Org.</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>City of Dearborn</b>	<b>City of Gibraltar</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>Township of Grosse Ile</b>	<b>City of Melvindale</b>
Assessment/RLF Representative	Assessment/RLF Representative
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Assessment/RLF Representative	Assessment/RLF Representative
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Assessment/RLF Representative	Assessment/RLF Representative
<b>City of Southgate</b>	<b>City of Taylor</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>City of Tecumseh</b>	<b>City of Trenton</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>Washtenaw County</b>	<b>City of Woodhaven</b>
Assessment/RLF Representative	Assessment/RLF Representative
<b>City of Wyandotte</b>	
<i>Mark Kovalowski, MARE</i> Assessment/RLF Representative KOVALOWSKI	Assessment/RLF Representative
Assessment/RLF Representative	Assessment/RLF Representative

**Attachment C**  
**MDEQ Letter of Support**



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING



DAN WYANT  
DIRECTOR

December 26, 2013

Ms. Paula Boase  
Downriver Community Conference  
15100 Northville Road  
Southgate, Michigan 48195

Dear Ms. Boase:

SUBJECT: Acknowledgment Regarding the United States Environmental Protection Agency  
Brownfield Assessment Grant Proposal

Thank you for your notice and request for a letter of acknowledgment for the Downriver Community Conference's (DCC) proposal to the United States Environmental Protection Agency's (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD), is supportive of regionally-based cooperative redevelopment efforts and has reviewed the information you provided regarding your proposal.

The DCC is applying for a \$600,000 coalition assessment grant, which can be used to conduct environmental assessment activities at eligible hazardous substances and petroleum brownfield sites in communities in Wayne, Washtenaw, Monroe, and Lenawee Counties. The DCC is considered eligible for this award a regional coalition of general purpose units of local government.

Should the EPA award the brownfield grant to the DCC, it would promote brownfield redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in Southeast Michigan. If you need further information or assistance, please contact Mr. Ron Smedley, Brownfield Redevelopment Coordinator, RRD, at 517-284-5153, or you may contact me.

Sincerely,

Carrie Geyer, Chief  
Brownfield Redevelopment Unit  
Program Support Section  
Remediation and Redevelopment Division  
517-284-5152

cc: Ms. Linda Mangrum, USEPA Region 5  
Mr. Ron Smedley, DEQ

**Attachment D**  
**Letters of Support from Community Based Organizations**



January 13, 2014

Ms. Paul Boase  
Program Director  
Downriver Community Conference  
15100 Northline Road, Room 135  
Southgate, MI 48195

Ms. Boase,

Since its founding in 1959 with a gift of 196 acres from Ford Motor Company, the University of Michigan-Dearborn has been distinguished by its commitment to providing excellent educational opportunities responsive to the needs of southeastern Michigan. Shaped by a history of interaction with business, government, and industry of the region, the University of Michigan-Dearborn has developed into a comprehensive university offering undergraduate and master's degrees in arts and sciences, education, engineering and computer science, and management. The University of Michigan-Dearborn is a place where students learn and grow, explore new ideas, and acquire the knowledge and skills they need to achieve their personal and professional goals. As graduates of University of Michigan-Dearborn, students will have a broad knowledge of the many fields of human achievement, and will be prepared for their careers with imagination, reasoning, and creative problem-solving abilities. At the University of Michigan-Dearborn, we also believe that a university needs to be an active partner in addressing the challenges its communities face. Central to our mission is the goal of metropolitan impact. We strive to meet the needs of our region's evolving economy, environment, and culture by bringing the knowledge resources of the university into engagement with the needs of the people of southeastern Michigan.

To further this aim, we have become an active partner with the Downriver Community Conference Brownfields Coalition (DCCBC) by becoming a participating advisory member to the DCCBC Brownfield board. As our representative, I attend monthly DCCBC board meetings, relay potential brownfield projects identified by the participating community-based organizations, offer suggestions on reaching out to communities with greater need, and assist in developing relevant networks within the local communities to enhance the brownfields program and promote a strong grassroots effort in brownfields redevelopment. Our active participation in the DCC's Brownfield board helps us meet our goal in actively addressing the challenges of the people of southeastern Michigan and help the Brownfield Coalition in meeting their goal in seeking active community involvement as they pursue brownfield redevelopment.

We fully support the DCC's application for a 2014 USEPA Coalition Assessment Grant because we believe the use of the funds will help to address one of the major challenges the people of southeastern Michigan face. We believe redeveloping our brownfields properties and returning them to product use will not only improve our local economy, but also help to restore our environment.

A handwritten signature in black ink, appearing to read 'Paul Draus', followed by a horizontal line.

Paul Draus, PhD  
Associate Professor of Sociology  
Department of Behavioral Sciences  
The University of Michigan-Dearborn  
draus@umd.umich.edu





Wednesday, January 13, 2014

Ms. Paula Boase  
Director of Economic Development  
Downriver Community Conference  
15100 Northline Road  
Southgate, Michigan 48195

Dear Ms. Boase,

The Monroe County Business Development Corporation is a private non-profit 501 (c)(3) organization serving industry to attract, retain, and diversify job opportunities in Monroe County in manufacturing, research, and service. Our Board of Directors consists of some of the area's top leaders, including representatives from the manufacturing, banking, utilities and local government. Our organization was formed in 1982 by several area business people charged with improving the local economy by actively supporting the manufacturing community. Industrial firms of all sizes located in all corners of the county have benefitted from our services. The resulting job creation and investment have greatly expanded the local economy.

The Monroe County Business Development Corporation has helped lead the development of nine new industrial parks. This investment in infrastructure bodes well for the continued private investment in our community.

The Monroe County Business Development Corporation is partnering with the DCC Brownfield Coalition because our organizations have the same goal of creating jobs and expanding investment in the local economy. Because Monroe County has long been viewed as the crossroads for commerce, many of the properties available for development or redevelopment are contaminated brownfields. We will need the assistance of the Coalition to help conduct environmental assessments and cleanup at these properties. In addition, the Coalition's insights and experience with brownfield redevelopment will allow us to better meet the needs of our development partners in site selection, construction needs, and identifying additional financial incentives.

Our goal is to be a one-stop shop for economic development assistance and information, including demographics, workforce intelligence, availability of sites, tax incentives, development training and practical advice that will help turn development, expansion or entrepreneurial dreams into realities. To this end, we are committed to working with the Brownfield Coalition to meet these goals by participating in the grant site selection process by advising the Brownfield Authority on projects that will result in job creation and helping the board evaluate the feasibility of projects by using our board's years of experience in developing and redeveloping industrial properties.

Please accept this letter as evidence of our commitment in support of the DCC's Brownfield Program and support of their pursuit of the 2014 Brownfield Coalition Assessment Grant.

Sincerely,

*Tim C. Lake*

Tim C. Lake  
President and CEO  
Monroe County Business Development Corporation



*John H. Hartig, Ph.D.*  
*Refuge Manager*  
*Detroit River International Wildlife Refuge*  
*9311 Groh Road*  
*Grosse Ile, Michigan 48138*  
*Voice: 734-692-7608*  
*Fax: 734-692-7603*  
*E-mail: [john\\_hartig@fws.gov](mailto:john_hartig@fws.gov)*  
*Website: [http://www.fws.gov/refuge/detroit\\_river/](http://www.fws.gov/refuge/detroit_river/)*

8 January 2014

Ms. Paula Boase, Director of Economic Development  
Downriver Community Conference  
15100 Northline Road  
Southgate, MI 48195-2408

Dear Ms. Boase:

The Detroit River International Wildlife Refuge (DRIWR) was established in 2001 as the first International Wildlife Refuge in North America and has since received national acclaim for its use of public-private partnerships in building an urban wildlife refuge in and along 48 miles of the lower Detroit River and western Lake Erie. The DRIWR protects coastal wetlands, shoals, and riverfront lands. Despite the urban setting, the area supports world-class wildlife. DRIWR habitats support 300 species of birds, 23 species of raptors, 31 species of shorebirds, and 117 kinds of fish.

We have already partnered with the Downriver Community Conference's (DCC's) Brownfield Consortium to complete an assessment of right-of-way corridors in Gibraltar and Trenton, which adjoin Humbug Marsh, a 410-acre unit of the International Wildlife Refuge. We have also received support from the Coalition in cleaning up over 40 acres of contaminated Refuge Gateway property that was formerly occupied by the Trenton Chemical Facility. Chrysler operated the Trenton Chemical Facility for 44 years to manufacture automobile components such as brake pad adhesives, blended oils, paints, sealers, powered metal parts, asbestos brake pads, and phenolic brake pistons. Soil and groundwater at the site became contaminated as a result of these historical activities. The Coalition provided USEPA Revolving Loan Funds to remediate the contaminated soil to protect the environment and to protect future users of the Refuge.

Because the DRIWR has been a recipient of Coalition funding, we are participants at board meetings and actively participate in discussions about the use of grant funds. Additionally, DRIWR has been used by the Coalition for off-site board meetings and for educational/awareness tours for its board members and other supporters. Furthermore, the cleanup of the former Trenton Chemical Facility will result in construction of a visitor center specifically designed to be a center of integration for sustainability, environmental education, and natural resource interpretation. The Great Lakes school ship will dock there and make use of the river and refuge as a living laboratory for children. School children from Detroit, Downriver, and all of southeast Michigan will regularly come to the Wildlife Refuge Gateway for day-long field trips. Wayne County Community College has also

committed to providing the funding for a classroom and laboratory for university classes. Children and families will be able to walk out of the Visitor Center and enter Humbug Marsh, walk interpretive trails, stop at learning stations, visit observation decks and an outdoor classroom, and much more. The goal is to reach thousands of children on an annual basis. In addition, a fishing pier will be constructed to provide for shore fishing for trophy walleye. The Detroit River and western Lake Erie are the "walleye capital of the world" and the Wildlife Refuge Gateway fishing pier will allow children and families who do not have a boat to get a world-class shore fishing experience. Also, a kayak landing has been constructed at the Refuge Gateway to offer exceptional kayaking through the International Wildlife Refuge and along the Detroit Heritage River Water Trail.

As demonstrated in this letter, the DRIWR will continue to be a strong supporter of the Brownfield Consortium's program by providing community educational opportunities and by providing input on site selection and land use proposals for redevelopment projects that are located near the area's many natural resources, such as the Detroit River and the Refuge.

This letter is further demonstration of our support for the DCC Brownfield Consortium and its application for the 2014 U.S. Environmental Protection Agency Brownfield Assessment Grant. It is our strong belief that these funds will further benefit the DRIWR, as well as our region's other natural resources. Please don't hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John H. Hartig", with a stylized flourish at the end.

John H. Hartig, Ph.D.



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Friends of the Rouge • 4901 Evergreen Road-KM • Dearborn, MI 48128  
www.therouge.org • Phone (313) 792-9900 • Fax (313) 593-0231

---

*Promoting restoration and stewardship of the Rouge River since 1986*

Paula Boase  
Program Director  
Downriver Community Conference  
15100 Northline Road  
Southgate, MI 48195

January 16, 2014

Dear Ms. Boase,

This letter expresses our participation and support to the U.S. Environmental Protection Agency (USEPA) 2014 Brownfields Coalition Assessment Grant. The Friends of the Rouge supports the Downriver community Conference's (DCC's) efforts.

The DCC and the cities of Allen Park, Dearborn, Gibraltar, Grosse Ile Township, Melvindale, Monroe, Riverview, River Rouge, Romulus, Southgate, Taylor, Tecumseh, and Wyandotte, the Port of Monroe, Woodhaven, and Washtenaw County, Michigan have formed a coalition (the DCC Brownfields Coalition [DCCBC]) to apply for a USEPA Brownfields Assessment Grant. These downriver communities have been the home to heavy industry and now have a legacy of disadvantaged and contaminated areas, often in close proximity to old industrial sites. Brownfields have created seriously contaminated water-courses in the downriver area.

Friends of the Rouge is a non-profit 501(c)(3) organization created in 1986 to raise awareness about the need to clean up the Rouge River in southeast Michigan. Our mission is promoting restoration and stewardship of the Rouge River ecosystem through education, citizen involvement and other collaborative efforts, for the purpose of improving the quality of life of the people, plants and animals of the watershed.

Friends of the Rouge has a long track record of educating and involving the Rouge River communities in river cleanup, monitoring and restoration. Rouge Rescue, our annual cleanup, attracts up to 3,000 volunteers in 30-40 communities throughout the watershed. Our program in the schools, the Rouge Education Project, engages thousands of K-12 students annually in water quality monitoring. Our volunteer monitoring programs use volunteers to collect data that is being used by state and local agencies to assess restoration progress and screen for problems.

We are partnering with the DCCBC to take our success in increasing community awareness of the environment and expand on it. We provide the Coalition with an experienced staff of educators and organizers that can be used to help meet the Coalition's goals of community involvement. We are working with the Coalition to create a community education program to teach our local citizens the importance of environmental stewardship and natural resource restoration. We also provide input on site selection and land use proposals for redevelopment projects that are located near the area's many natural resources, such as the Rouge River and Detroit River.

For instance, we are supporting the Fordson Island Cleanup Project. This six-acre island was created in 1917 by the dredging and re-channeling of the Rouge River to the Ford Motor Company's Rouge Plant. This island was



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Friends of the Rouge • 4901 Evergreen Road-KM • Dearborn, MI 48128  
www.therouge.org • Phone (313) 792-9900 • Fax (313) 593-0231

---

*Promoting restoration and stewardship of the Rouge River since 1986*

formerly utilized as a petroleum transfer station and has been used for random illicit solid waste dumping. Restoration of the shoreline, improved public access, and recreation opportunities is planned.

For these reasons, the Friends of the Rouge support the DCC's application for a USEPA Brownfields Assessment grant.

Sincerely,  
fund

Michael G. Darga  
President, Board of Directors  
Friends of the Rouge



Wayne Metropolitan  
Community Action Agency  
Established 1971

Head Start • ACCESS Site  
2651 Saulino Ct.  
Dearborn, MI 48120  
Site Phone: (313) 297-4269  
(313) 297-4268  
Fax: (313) 313-849-2243

January 16, 2014

Paula Boase  
Director of Economic Development  
Downriver Community Conference  
15100 Northline Road  
Southgate, Michigan 48195

Re: Letter of Support for Downriver Community Conference  
Brownfield Revolving Loan Fund and Assessment Grant Applications

Dear Ms. Boase,

Wayne Metropolitan Community Action Agency (Wayne Metro) is proud to support Downriver Community Conference's applications for the 2014 U.S. EPA Brownfield Revolving Loan Fund and Assessment Grant Applications.

For over 40 years, Wayne Metro has served its mission of empowering low-income persons and strengthening communities through diverse services, leadership and collaboration. As the Community Action Agency for Out-Wayne County (42 Communities surrounding the City of Detroit), Wayne Metro operates over 50 high-quality programs and services through five focus areas: Community and Economic Development, Homeless and Housing Services, Youth and Family Educational Services, Stability and Life Skills Services, and Basic Needs.

Wayne Metro is proud to partner with Downriver Community Conference through the Brownfield Coalition to conduct community-driven planning activities centered on job creation, neighborhood revitalization, and the creation of equitable, affordable housing. We are committed to working with the Brownfield Coalition to identify, assess, and prioritize sites that will receive funding through the Downriver Community Conference Brownfield Program.

Wayne Metro applauds Downriver Community Conference for working to address critical community and environmental concerns. It is our hope that Downriver community conference and the low-income residents of the communities to be served receive strong consideration.

Sincerely,

Louis D. Pizker  
Chief Executive Officer

[www.waynemetro.org](http://www.waynemetro.org)  
Corporate Offices:

2121 Biddle, Suite 102 • Wyandotte, Michigan 48192 • (734) 246-2280  
7310 Woodward Ave., Suite 400 • Detroit, Michigan 48202 • (313) 873-6000  
Service Center: (313) 388-9799



Close

## 2013 Michigan WARN List

Through December 31, 2013

Company Name	City	Date Received	Incident Type	Number of Layoffs
Commerce Corporation	Grand Rapids	1/4/2013	Plant Closing	267
American Suzuki Motor Corporation	Wixom	1/11/2013	Plant Closing	4
YWCA of Western Wayne County	9 locations	1/25/2013	Plant Closing	134
Stefanini, Inc.	Allen Park	2/1/2013	Plant Closing	107
The Manor	Jonesville	2/5/2013	Plant Closing	140
GM Delphi Flint East	Flint	2/6/2013	Plant Closing	287
Journal Register Company	Statewide	2/19/2013	Plant Closing	844
Bolton Conductive Systems	Walled Lake	2/20/2013	Plant Closing	90
Entertainment Publications, LLC	Troy	3/12/2013	Plant Closing	225
AAR Mobility Systems	Cadillac	4/2/2013	Mass Layoff	130
Logistics Services, Inc.	Flat Rock	4/8/2013	Plant Closing	0
Tower Defense & Aerospace	Detroit	4/24/2013	Plant Closing	190
Community Development Institute Head Start	County-wide	4/25/2013	Plant Closing	70
Cranbrook Geriatric Village	Detroit	5/3/2013	Plant Closing	82
Elmwood Geriatric Village	Detroit	5/3/2013	Plant Closing	98
Pall Life Sciences Corporation	Ann Arbor	5/10/2013	Plant Closing	55
GM - Romulus Engine Plant	Romulus	6/7/2013	Plant Closing	569
Dana Corporation	Rochester Hills	6/10/2013	Plant Closing	37
Avi Foodsystems, Inc.	Detroit	6/12/2013	Plant Closing	183
Sodexo	Detroit	6/18/2013	Plant Closing	0
Powerlink	Detroit	6/18/2013	Plant Closing	185
Terumo Heart, Inc.	Ann Arbor	7/12/2013	Mass Layoff	68
Flagstar Bank	Troy	7/18/2013	Plant Closing	324
OneWest Bank	Kalamazoo	6/17/2013	Plant Closing	168
Asset Acceptance Corporation	Warren	8/2/2013	Mass Layoff	73
Metavation	Vassar	8/13/2013	Plant Closing	113
Benteler Automotive	Grand Rapids	8/14/2013	Plant Closing	200
Sprint	Farmington Hills	8/26/2013	Mass Layoff	56
FirstMerit Bank	Flint	8/30/2013	Mass Layoff	135
Inergy Automotive	Milan	9/23/2013	Plant Closing	104
JP Morgan Chase	Troy	9/24/2013	Plant Closing	372
MEDLAB	Farmington Hills	10/28/2013	Plant Closing	
ReCellular, Inc.	Dexter	11/1/2013	Plant Closing	94
VGs	Shelby Township	11/5/2013	Plant Closing	
VGs	Burton	11/5/2013	Plant Closing	
Scherer & Trier	Saline	11/8/2013	Mass Layoff	

Inalfa Roof Systems	Grand Blanc	11/13/2013	Plant Closing	52
Allied Systems Holdings	Dearborn	11/18/2013	Plant Closing	68
Detroit National Testing Laboratory	Detroit MI	11/18/2013	Plant Closing	118
TRW	Saginaw	12/18/2013	Plant Closing	585
Kelsey-Hayes	Sterling Heights	12/18/2013	Plant Closing	64
First National Bank	West Bloomfield	12/27/2013	Mass Layoff	18
Total Layoffs:				6,309

## Notes:

Incidents that have been rescinded or otherwise changed to have no layoffs are still listed,

January 1 through December 31:	2013	2012	2011	2,010	2009
Number of notices received Y-T-D	42	49	44	50	165
Number of layoffs indicated Y-T-D	6,309	4,103	4,479	5,614	20,976



### Appendix 3 Other Factors Checklist

Name of Applicant: Downriver Community Conference Brownfield Consortium

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	<b>Other Factor</b>	<b>Page #</b>
X	Community population is 10,000 or less	1, 2, 5
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
X	Project is primarily focusing on Phase II assessments.	7
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	8, 9
X	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	1, 5
X	Recent (2008 or later) significant economic disruption ( <u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	5, 6
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
X	Community is implementing green remediation plans.	12
	Climate Change (also add to "V.D Other Factors")	